

WARRANTY DEED

Know All Men By These Presents

TRANSFER
TAX
PAID

015469

That we, **Eugene E. Couture and Joseph R. Couture aka Reginald J. Couture**, both of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **M & R Realty**, a Maine general partnership, of Winslow, County of Kennebec and State of Maine, and whose mailing address is 37 Clinton Avenue, Winslow, ME 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said M & R Realty, its successors and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

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A certain lot or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at a point in the westerly line of College Avenue where it is intersected by the northerly line of Mount Pleasant Street and running thence westerly on Mount Pleasant Street one hundred fifteen and five tenths (115.5) feet; thence northerly parallel with College Avenue sixty-six (66) feet; thence easterly parallel with Mount Pleasant Street one hundred fifteen and five-tenths (115.5) feet to College Avenue; thence southerly on College Avenue sixty-six (66) feet to the point of beginning. Being lot numbered two hundred eleven (211) as shown on a plan of Libby Heights, Waterville, Maine, dated October 2, 1919, made by John H. Burleigh, C.E.

ALSO another certain lot or parcel of land, with any buildings thereon, situated in said Waterville and bounded and described as follows, to wit:

Southeasterly sixty-six (66) feet by College Avenue; southwesterly one hundred fifteen and one-half (115 ½) feet by Lot 211; northwesterly sixty-six (66) feet in part by Lot 215 and in part by Lot 216; and northeasterly one hundred fifteen and one-half (115 ½) feet by Lot 213, as shown on plan of Libby Heights made by J.H. Burleigh, C.E., dated October 2, 1919 and recorded in said Registry, Plan Book 7, Pages 22 and 23. Being lot number two hundred and twelve (212) as shown on said Plan of Libby Heights.

ALSO another certain lot or parcel of land, with any buildings thereon, situated in said Waterville and described as follows, to wit:

Being lot number two hundred fifteen (215) as shown on said Plan of Libby Heights; said lot being one hundred fifteen and five tenths (115.5) feet by eighty-four and five tenths (84.5) feet.

ALSO another certain lot or parcel of land, with any buildings thereon, situated in said Waterville, on the northerly side of College Avenue, and bounded and described as follows, to wit:

Commencing on the northerly line of said Avenue at the southwesterly corner of Lot No. 213 according to the Plan of Libby Heights, Waterville, Maine, dated October 2, 1919, made by J.H. Burleigh, C.E.; thence continuing in a northerly direction along the easterly line of Lot No. 212 according to said plan, a distance of one hundred fifteen and five-tenths (115.5) feet; thence at about right angle and continuing in an easterly direction along the southerly lines of Lots 216 and 217, a distance of one hundred thirty-six and five tenths (136.5) feet; thence at about right angles and continuing in a southerly direction along the easterly line of Lot No. 214 according to said plan, a distance of one hundred fifteen and five-tenths (115.5) feet to the northerly line of said Avenue; thence at about right angles and continuing in a westerly direction along the northerly line of said Avenue, one hundred thirty-six and five tenths (136.5) feet to the point of beginning. Meaning and intending hereby to convey Lots Nos. 213 and 214 according to said Plan.

Done

Excepting from the above described parcel, a certain lot or parcel of land, with any buildings thereon, conveyed by William A. Taylor and Elizabeth D. Taylor as Co-Executors aforesaid to Rite Equipment Corporation, by deed dated October 31, 1966 and bounded and described as follows:

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Commencing at the northerly line of said College Avenue at the northeasterly corner of Lot Number 214, according to the plan of Libby Heights, Waterville, Maine, dated October 2, 1919 and made by J.H. Burleigh, C.E.; thence northwesterly along the northeasterly line of said Lot Number 214 one hundred fifteen and five-tenths (115.5) feet to the northwesterly corner of said Lot Number 214; thence in a southwesterly direction at right angles to the last named line and along the northwesterly line of Lot Number 214 and part of Lot Number 213 one hundred (100) feet to a point; thence in a southeasterly direction and at right angles to the last named line one hundred fifteen and five tenths (115.5) feet to the northerly line of said College Avenue; thence in a northeasterly direction along the northerly side of said College Avenue one hundred (100) feet to the point of beginning. Meaning and intending hereby to convey Lot Number 214 and part of Lot Number 213.

BEING the same premises acquired by Eugene E. Couture and Joseph R. Couture aka Reginald J. Couture by Warranty Deed from William A. Taylor and Elizabeth D. Taylor dated July 31, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1930, Page 195. Grantors acknowledge that this is a mutually agreed conveyance and that the Restrictive Agreement between themselves as tenants in common recorded in said Registry in Book 1930, Page 198 is terminated and no longer of any force or effect.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said M & R Realty, its successors and assigns, to it and its use and behoof forever.

AND we do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we, the said Eugene E. Couture and Joseph R. Couture aka Reginald J. Couture have hereunto set our hands and seals this 15th day of May, 2003.

Signed, Sealed and Delivered
in the presence of

William P. Dubord
Witness

Eugene E. Couture
Eugene E. Couture

William P. Dubord
Witness

Joseph R. Couture
Joseph R. Couture
aka Reginald J. Couture

STATE OF MAINE
County of Kennebec, ss.

Dated: May 15, 2003



Personally appeared before me on the day and year aforesaid the above-named, Eugene R. Couture and Joseph R. Couture, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord
Notary Public

RECEIVED KENNEBEC SS.

2003 MAY 16 AM 9:00

TEST: William P. Dubord
REGISTER OF DEEDS